

# Conditions of Approval

## Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly (**red-clouded for easy identification**). To arrange the digital submission, please contact your File Manager directly.
2. Amend landscape plan (drawing sheet A1.2) and correctly indicate the direction of the arrow pointing to the primary entrance for the retail unit (The Nest) from Na'a Drive SW.
3. Protection fencing along the boundary of the MR shall be installed prior to the commencement of any stripping and grading operations. This fencing is to be inspected and approved by the Parks Development Inspector Annie Rodrigues at 403-804-9397.

### Utility Engineering

4. Follow the submission requirements outlined in Section 2 of the *Code of Practice for Erosion and Sediment Control* and either submit the required ESC Plan or a Written Notice and the ESC Plan. All submissions should be sent to [ESC@Calgary.ca](mailto:ESC@Calgary.ca).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Instruction Manual for Erosion and Sediment Control in Calgary* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Certified Professional in Erosion and Sediment Control (CPESC), Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), or Professional Agrologist (P. Ag.). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

The following City of Calgary Erosion and Sediment Control Documents can be obtained on the [ESC Approvals web page](#):

- a. *Erosion and Sediment Control Plan Application*
- b. *Instruction Manual for Erosion and Sediment Control in Calgary*
- c. *Standard Specifications Erosion and Sediment Control*

- d. *Erosion and Sediment Control Guidelines*
- e. *Code of Practice for Erosion and Sediment Control*

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Stormwater Pollution Prevention Team.

- 5. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Utility Specialists](#) for additional details. For further information, refer to the following:

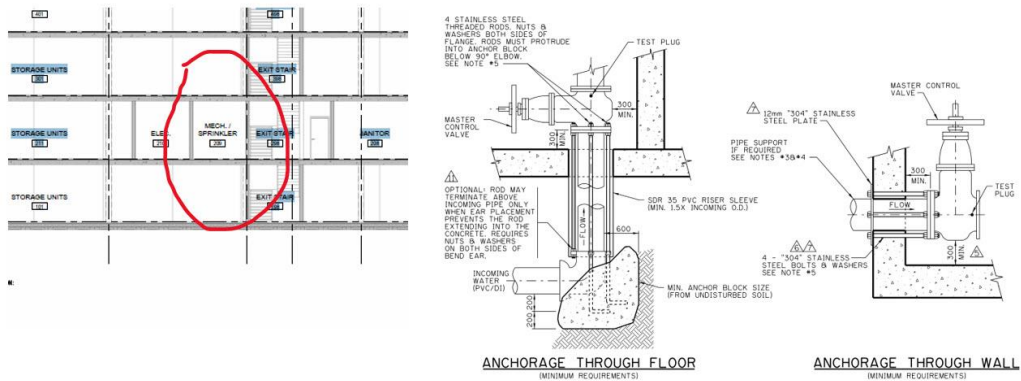
Development Site Servicing Plan Webpage

<https://www.calgary.ca/upe/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

- 6. Amend floor plans to indicate the water metre room location is in accordance with the approved DSSP.



**Mobility Engineering**

- 7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

**Roads:**

- a. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads:

Street lighting upgrading adjacent to site frontage (If required).

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

9. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
10. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
11. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
12. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
13. All roof top mechanical equipment shall be screened as shown on the approved plans.
14. All areas of soft landscaping must be watered as identified on the approved plans.
15. Parking and landscaping areas must be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
16. All electrical servicing for freestanding light standards must be provided from underground.

17. Each parking stall, where located next to a sidewalk, must have a properly anchored wheel stop. The wheel stop must be 100mm in height and 600mm from the front of the parking stall.
18. Barrier free parking stall(s) shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
19. A lighting system to meet a minimum of 10 LUX for uncovered parking areas with limited public access and 22 LUX for shopping areas with uncovered parking areas with a uniformity ratio of 4:1 on pavement shall be provided.
20. Light illumination from the proposed development shall minimize any negative impacts at night, such that:
  - (a) Exterior light fixtures shall not allow light to escape from sides and must prevent upward glare. The color temperature of all exterior lighting fixtures shall be limited to between of 2,700 - 3,000 Kelvin (K); and
  - (b) Any signage with lighting, including halo-illuminated letters must be backlit and dimmable, with no upward light spill and the colour temperature must not exceed 2700K. The luminance shall also be limited to a maximum of 40 candela per square meter (cd/m<sup>2</sup>).
21. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
22. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stalls identified on the approved plans have been completed, are fully operational, and support [level 2 EVSE installation](#) (charger).
23. The community name approved by Council is "Medicine Hill". Signs and any future drawings or plans associated with the subject parcel must not include "Trinity" or "Trinity Hills" as a name or phrase.
24. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Annie Rodrigues at 403-804-9397 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development

Inspector. Contact the Development Inspector Annie Rodrigues at 403-804-9397 for an inspection.

25. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
26. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
27. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
28. Point source drainage from the development site onto the adjacent park / municipal reserve is not permitted, as such drainage will compromise the integrity of the site.
29. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - [pathways@calgary.ca](mailto:pathways@calgary.ca) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
30. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications - Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector Annie Rodrigues at 403-804-9397.
31. A 1.2 m high chain-link fence (or suitable equivalent) shall be installed (fully within private property) and remain on the property line along all shared boundaries with adjacent municipal reserve.
32. There shall be no construction access through the adjacent park / municipal reserve lands.
33. Public trees located on the park / municipal reserve adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
34. Stormwater or other drainage from the development site onto the adjacent municipal reserve is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks

Development Inspector. Contact the Development Inspector Annie Rodrigues at 403-804-9397 for an inspection.

35. Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV 5a,p in the provincial Listing of Historic Resources (<https://www.alberta.ca/listing-historic-resources>), meaning the project likely requires Historical Resources Act approval. Prior to any site work commencing, provide documentation of Historical Resources Act approval or proof of exemption from the province to the Development Authority. More information can be found at: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project>
  
36. There are existing boulevard trees along Na'a Dr. within 6m of the development site. Existing street trees have not yet been given a Final Acceptance Certificate (FAC) and are not assets of Parks Urban Forestry yet. If this development will impact these street trees, please coordinate with the area developer for tree protection and tree removal accordingly.  
  
Should the trees be given a FAC prior to any ground disturbance, the applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Tree Protection Plan approval must be obtained separately through Urban Forestry. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval.
  
37. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector Annie Rodrigues at 403-804-9397 to arrange an inspection.
  
38. Plant all public trees in compliance with the approved Public Landscaping Plan (if applicable). If there are conflicts between proposed boulevard trees and the development, the Applicant is to contact the Parks Development Inspector Annie Rodrigues at 403-804-9397 to resolve these issues or submit a new Line Assignment Landscape Construction Drawing.

### Utility Engineering

39. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

40. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
41. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
42. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
43. No trees, shrubs, buildings, permanent structures, or unauthorized grade changes are permitted within the utility rights-of-way.

**Mobility Engineering**

44. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at [roadsia@calgary.ca](mailto:roadsia@calgary.ca)
45. The developer shall be responsible for the cost of public work and any damage during construction in City road rights-of-way, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.